

JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY



RZ-14-03, Ivory LLC

Meeting Date: July 15, 2014
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 5a
Staff Contact: Milo Mecham
Contact Telephone Number: 541-682-4023

ISSUE STATEMENT

The applicant proposes to rezone 40.6 acres from Lane County zoning E40 (Exclusive Farm Use) to Junction City zoning of GC (General Commercial).

BACKGROUND

The site lies at the southwest corner of the intersection of State highways 36 and 99. The private land is currently vacant. The subject property was included in the City's Urban Growth Boundary expansion adopted by City Council September 18, 2012 and later annexed into city limits (Ordinance 1219, dated March 25, 2014). The property is designated Commercial on the City's Comprehensive Plan Map. The applicant's proposed zoning of General Commercial is consistent with the Comprehensive Plan Map.

COMMITTEE REVIEW AND/OR RECOMMENDATION

None

RELATED CITY POLICIES

As there are no specific criteria for zone changes in the Junction City Municipal Code, the City must rely on the policies of the Junction City Comprehensive Plan and Map and Statewide Planning Goals when rezoning parcels.

The following section of the Junction City Municipal Code is relevant to this request.

17.145.010 Authorization to initiate amendments.

An amendment to the text of this title or the zoning map may be initiated by the City Council, by the planning commission or by application of a property owner or his authorized agent. The planning commission shall, within 40 days after a hearing, recommend to the City Council approval, denial, or modification of the proposed amendment. An amendment to the text or the zoning map may be consolidated with a related amendment to the comprehensive plan text or map. [Ord. [1170](#) § 6, 2007; Ord. [950](#) § 107, 1991.]

The following Chapters of the Junction City Comprehensive Plan are relevant to this request.

Chapter 1: Citizen Involvement Element
Chapter 2: Environmental Element
Chapter 3: Land Use Element
Chapter 4 – Economic Development Element
Chapter 6: Transportation Element
Chapter 7: Public Facilities Element

The following Statewide Planning Goals are relevant to this request.

Goal 1 Citizen Involvement

Goal 2 Land Use Planning

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 6 Air, Water and Land Resources Quality

Goal 7 Areas Subject to Natural Hazards

Goal 9 Economic Development

Goal 11 Public Facilities and Services

Goal 12 Transportation

Goal 13 Energy Conservation

Goal 14 Urbanization

CITY ADMINISTRATOR'S COMMENT

The City Administrator requests that the Planning Commission follow process for review of the preliminary partition as presented.

PLANNING COMMISSION OPTIONS

The Commission may:

- a. Recommend conditional approval of the Zoning Map Amendment based on the proposed findings.
- b. Recommend modification of the Zoning Map Amendment based on changes to the proposed findings.
- c. Continue the public hearing to a date certain if more information is needed.

SUGGESTED MOTION

I make a motion to (approve/deny/continue) the zone change request from Ivory LLC, file # RZ-14-03 contingent upon the applicant submitting a transportation impact analysis that is found compliant with OAR-660-012-0060.

ATTACHMENTS

Staff Report

- I. Junction City Comprehensive Plan Map
- II. Applicant's Written Submittal
- III. Referral Comments
- IV. Public Hearing Notice
- V. Summary of Statewide Planning Goals 1 - 19
- VI. Applicable Statewide Planning Goals – Chapters 1, 2, 5-7, 9, 11, 12-14
- VII. Proposed Planning Commission Final Order (RZ-14-03) Rezone, Ivory LLC

FOR MORE INFORMATION

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